WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/07 09:29 2 pgs
Fees:13.00 Taxes:1036.00
20070710-0081990

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Marshall
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Jaime Holman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2007

Victoria A. Poe
Notary Public: Victoria A. Poe

MY COMMISSION EXPIRES: 05/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 1415 NORTH JACKSON STREET, TULLAHOMA, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mur-CI Homes, Inc.	Mur-CI Homes, Inc.	Map 163
2976 Baby Ruth LN.	902 Tulip Grove Rd.	Group 00-0
Antioch, TN 37013	Hermitage, TN 37076	Parcel 182

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Randall G. Hedgepath and wife, Pasty A. Hedgepath
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mur-CI Homes, Inc.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee and being more fully described as follows, to-wit:

Beginning at a point in the centerline of Baby Ruth Lane at the most Northerly corner of the James Deal property as of record in Book 5029, Page 201, R.O.D.C., Tenn; thence running with the centerline of Baby Ruth Lane North 45 degrees 28 minutes 19 seconds East a distance of 200 feet to a point; thence North 51 degrees 20 minutes 56 seconds East a distance of 197.57 feet to a point; thence North 75 degrees 28 minutes 11 seconds East a distance of 134.87 feet to a point lying on the Westerly line of the James Ghee property; thence leaving the centerline of Baby Ruth Lane South 10 degrees 19 minutes East a distance of 179.34 feet to a point lying on the Northerly line of a 50 foot access road to the James Ghee property; thence running with the said Northerly line of the access road South 50 degrees 45 minutes West a distance of 153.64 feet to an existing iron pin ; thence South 27 degrees 42 minutes 53 seconds West a distance of 271.7 feet to the most Easterly corner of the James Deal property; thence leaving said access road and running with the Easterly line of the Deal property North 44 degrees 37 minutes 37 seconds West a distance of 305.0 feet to the point of beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Randall G. Hedgepath and wife, Pasty A. Hedgepath by deed from Grady P. Ghee and wife Avia Lee Ghee (s/h/b Iva Lee Ghee), dated December 29, 1980 and filed December 29, 1980 of record in Record Book 5694, Page 479, Register's Office for said County.

This conveyance is subject to a Private Roadway Easement of record in Book 3843, Page 727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2976 Baby Ruth LN., Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of July, 2007.

Randall G. Hedgepath

Pasty A. Hedgepath

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall G. Hedgepath and wife, Pasty A. Hedgepath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chapel Hill, Tennessee, on the 6th day of July, 2007.

My commission expires: 05/25/10

Notary: Victoria A. Poe

VICTORIA A. POE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE